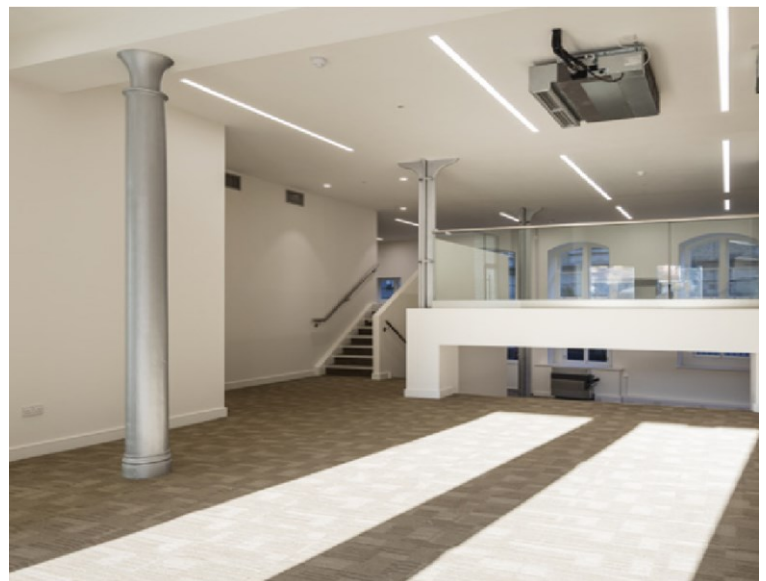


50 SOUTHWARK STREET, LONDON SE1 1UN



OFFICE TO RENT | 1,493 - 5,357 SQ FT | £22.50 - £59.50 PSF.



**LONDON'S EXPERT COMMERCIAL
PROPERTY ADVISORS SOUTH OF THE RIVER**

UNIONSTREETPARTNERS.CO.UK



UNION STREET PARTNERS

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50 SOUTHWARK STREET, LONDON SE1 1UN



OFFICES TO LET IN PRIME SOUTHBANK LOCATION

1,493 - 5,357 SQ FT | £22.50 - £59.50 PSF.



i DESCRIPTION

50 Southwark Street is a very attractive former warehouse building providing high quality office space. It is located in the heart of South Bank within a short walk from London Bridge Station.

The building is situated on the northern side of Southwark Street, approximately 100 meters to the east of the junction with Southwark Bridge Road. Both London Bridge Station and Borough Market are within a few minutes' walk. The building is also located directly opposite Flat Iron Square.

The ground floor is partially fitted with a meeting room, kitchen and breakout area, and also benefits from a dedicated entrance at the front and the back of the building.

✓ AVAILABILITY

| FLOOR | SIZE (SQ FT) | RENT (PSF) | AVAILABILITY |
|--------------|--------------|------------|--------------|
| Third Floor | 2,080 | £59.50 | Available |
| Ground Floor | 1,784 | £49.50 | Available |
| Basement | 1,493 | £22.50 | Available |
| TOTAL | 5,357 | | |

★ AMENITIES

- VRV Comfort cooling
- Exposed brick walls in part
- Recessed LED lighting
- Perimeter trunking
- Meeting room and kitchen/breakout area (ground floor)
- Bike storage
- 2 showers
- Video entry system
- Alternative uses considered for the ground and basement floors, B1/A1/D1 (New E Class).

🚫 TERMS

| RENT | RATES | S/C |
|--------------------------------------|---------------------|-----|
| £22.50 - £59.50 psf. | £7.51 - £18.17 psf. | TBC |
| New lease for a term by arrangement. | | |

LINKS

Website

📞 GET IN TOUCH

| SIMON SMITH | LUKE AUSTERBERRY |
|--|--|
| Union Street Partners 020 3757 8577 ss@unionstreetpartners.co.uk | Union Street Partners 020 3757 8579 la@unionstreetpartners.co.uk |

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